

ROOFING REQUIREMENTS

A building permit is **not** required for reroofing unless (1) more than fifty percent (50%) of the sheathing is being replaced or (2) it is located in the Downtown Business Historic District where special requirements may apply. Contact the Building & Zoning Department for more information if your property is in this District. A tear-off and re-shingle does not require issuance of a building permit.

If a permit is necessary, the following requirements apply:

- If a contractor is hired, said contractor must show proof of licensing through the State of Illinois.
- If a building being re-roofed is a residence, the occupants may do their own roofing. This does not, however, apply to multi-family structures.
- Underlayment, sheathing, and fastening materials and methods must comply with the manufacturer's specification And requirements and with applicable sections of the International Residential Building Code (for residential structures) and International Building Code (for commercial structures).
- Individual subdivisions may have special covenants or deed restrictions which pertain to roofing materials and re-roofing activities. These should be verified prior to starting any roofing project.

PERMIT APPLICATION

The permit process begins with the submittal of a completed permit application, including the cost of construction.

Permit fees are at the time of permit issuance.

Permit fees are based on the cost of construction and are as follows:

Residential

Construction Value	Fee Amount
• \$0 - 2,000	\$20.
• \$2,001 - 8,000	\$55.
• \$8,001 or more	Same as new construction

Non-Residential

• \$0 - 2,000	\$55.
• \$2,001 - 8,000	\$110.
• \$8,001 or more	Same as new construction